



**Address:** [2849 TIMBER HILL DR](#)  
**City:** GRAPEVINE  
**Georeference:** 46093-5-4  
**Subdivision:** WESTERN OAKS (GRAPEVINE)  
**Neighborhood Code:** 3C031L

**Latitude:** 32.8971198694  
**Longitude:** -97.1064405979  
**TAD Map:** 2120-444  
**MAPSCO:** TAR-041E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WESTERN OAKS (GRAPEVINE)  
Block 5 Lot 4

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1988

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05630290

**Site Name:** WESTERN OAKS (GRAPEVINE) 5 4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,532

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,752

**Land Acres<sup>\*</sup>:** 0.1700

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FRYE DANIEL T

**Primary Owner Address:**

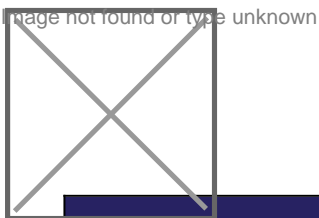
27000 WILLOW CREEK CT  
BEDFORD, TX 76021

**Deed Date:** 6/28/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217148883](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAYTON DEBORAH;CLAYTON GREGORY	7/17/2014	<a href="#">D214155150</a>	0000000	0000000
EASY BUY HOMES LLC	11/22/2013	<a href="#">D213303190</a>	0000000	0000000
NGUYEN YEN	11/5/2003	<a href="#">D203452656</a>	0000000	0000000
PFAFF JUDITH E;PFAFF WILLIAM	7/6/1989	00096440001208	0009644	0001208
WATERFORD PROPERTIES INC	5/20/1988	00093050000584	0009305	0000584
WILDWOOD III JV	1/1/1984	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$460,576	\$85,000	\$545,576	\$545,576
2024	\$460,576	\$85,000	\$545,576	\$545,576
2023	\$458,447	\$85,000	\$543,447	\$473,107
2022	\$345,097	\$85,000	\$430,097	\$430,097
2021	\$347,657	\$51,000	\$398,657	\$398,657
2020	\$361,787	\$51,000	\$412,787	\$412,787

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.